

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday September 08, 2020, CVN Office Outdoors
10:00 AM

Present: Michael Richard Thompson – President, Allan Arthur Borchardt – Treasurer, Herma H. Buchanan, Maria Fátima Davis Ciapara, Alfred Younges Kirkland Jr., Lorna Marguerite McIntyre Leech - Secretary

Absent: Steven Philip Dolberg – Commissario.

Guests: None.

Hereafter the names in the minutes will be shown as used in normal usage, with the full legal name indicated above.

1. **Call to Order** – Michael Richard Thompson, President, called the meeting to order at 10:05AM.
2. **Discussion Issues within CVN with regards to the impact of Covid-19**
 - a) Nothing has changed since last meeting.
3. **Minutes for Last Meeting** - The minutes of the board meeting of August 11, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of August 11, 2020.

Moved Michael Thompson Seconded Al Kirkland CARRIED

4. **Property Managers Report:** Hortencia presented the Property Managers Report for August.

Gardeners – No problems.

Security – Currently no problems with our security company. Still a work in progress.

Water – No problems.

Street Repairs – Jalisco is a mess. Scheduled to be fixed this week.

Animal Issues – Ongoing.

10:26A.M. – Al Borchardt joined the meeting.

5. **Treasurer's Report:** Al Borchardt presented the financial report as of the end of August 2020.

Income from Colonos fees was \$43,088 MXN.

Income from lots was \$0 MXN.

Income from Security Deposits \$0 MXN.

Total Income was \$45,442 MXN.

We are short \$75,053MXN total income for the year. We should be above budget by years end.

Expenses

Employee Expenses \$6,265 MXN under budget. (IMSS paid part of Hortencia's wages when she was sick)

Operating Expenses \$37,612 MXN under budget.

Maintenance Expenses \$8,966 MXN under budget.

Total Expenses for Month were \$55,843 MXN under budget.

Operating cash in Banks - \$865,375 MXN

Emergency Fund - \$750,747 MXN

Security Deposits - \$371,500 MXN

Depending on how we make out with Simapa on sewage hook up, we will probably have to borrow from Emergency Fund for part of the project.

MOTION: To approve the CVN financial report for August 2020.

Moved Lorna Leech

Seconded Michael Thompson

CARRIED

6. **Reports:**

- a) Inspection Reports for construction in progress –

Privada La Paz – On hold.

#7 Jalisco – Completed. Deposit not returned as needs approval from Chapala.

#26 Baja California – Lot has been cleared.

#3 Privada Veracruz – Hortencia met with architect last Thursday. They keep filling the pool with CVN water. She will talk with pool maintenance person

#22 Veracruz – closed down.

#2 Barra de Navidad – On Hold.

#7 Sinaloa – On Hold..

Lot #4 La Paz – Not started.

#38 Veracruz – Ongoing.

#40 Veracruz – Ongoing.

Lot #2 Tabasco – subdivided into 3 lots – awaiting deposits.

Lot #11 Chihuahua – subdivided into 2 lot subdivision. Approved by CVN and City.

7. **Unfinished Business:**

- a) New CVN Website – Completed. Michael putting board meeting minutes and financials on website. Michael and Hortencia will be the only two to update website. Hope to have the website up and running by next Monday. Michael to prepare notice to go out to all paid up residents informing them of the website address and how to get a userid.
- b) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- c) Non Colonos Payers – no update.
- d) SIMAPA – Sewage Holding Tank
Michael and Hortencia met with Cumbres and thus far they are unwilling to budge in the amount that they are willing to pay. Simapa has agreed to pay 35% and CVN was trying to get Cumbres to agree to divide 65% between CVN and Cumbres. Currently Cumbres is willing to accept the following: 35% Simapa, 28.5% Cumbres and 36.5% CVN. CVN is still trying to negotiate with Cumbres but needs a vote on whether we pay this amount if not able to negotiate with Cumbres.

MOTION: To negotiate with Cumbres to get them to accept a higher percentage but agree to accept the above division if unable to get them to accept more.

Moved Lorna Leech Seconded Michael Thompson CARRIED

- e) Solar Panels for Office – Completed. Remove this item from Agenda.
- f) Signing Authority at Bank – On hold till after AGM.
- g) Upcoming AGM – Delayed due to Covid-19. Hortencia to check with lawyer to find out if CVN can forego the 2020 AGM if delayed much longer. Discussion was held with regards to Michael's draft Presidents Report. Several suggestions were made with regards to additions and minor changes. Michael to send notice to all residents delaying AGM and considering waiting until next scheduled AGM.
- h) Changes to Bylaws and Rules and Regulations – Nothing new.

8. **New Business**

- a) Discussion was held on replacing the current Security access tags the residents display in their cars to gain access to CVN. Michael has come up with a sticker replacement that can be displayed on the front windshield in place of the old hanging tags. Michael had

sent a draft design to board members and asked for their input. Fátima asked if she could have a few days to come up with a suggestion. It was discussed that the stickers should be very simple design, with no more than 3 colors, and for security reasons, should not contain anything that would point someone viewing the sticker to CVN. It was discussed that each home should be issued 3 stickers.

- b) Michael suggested that board consider getting the CVN Logo painted above the door on the front of the office. Everyone present was in favor of getting this done. Hortencia to get a quote.

9. Date and Location of the next meeting

Regular Board meeting – Tuesday October 13, 2020 at 10:00 A.M.,
CVN Office, outside.

10. Adjournment

The meeting was adjourned at 11:41 AM.

MOTION: To adjourn meeting.

Moved Michael Thompson

Seconded Herma Buchanan

CARRIED

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: